

**To:** York County Planning Commission Members  
York County Board of Supervisors  
**From:** Carl Richard Berquist and Karen Berquist  
469 Catesby Lane  
**Date:** October 28, 2002  
**Subj:** Request for Special Use Permit

We request a special use permit in order to build a detached unit in excess of 25% (310 sq.ft.) of the existing floor plan of our home. This construction will be located behind our home, on the lower portion of our lot. The proposed unit (600 sq.ft.) will provide space for projects, storage, and private space for visiting family members or guests. Our home is a small building (1243 sq. ft) on a large lot (1.14 acres). For many years we have considered designs for an addition to the principal, but none of them preserved the integrity of the house and landscaping while providing as much useable space as this plan for a detached unit.

We have presented our plan to our immediate neighbors and include their signatures approving of the construction, as an attachment. The unit will conform to all building codes and setback requirements and comply with Sec. 24.1-407, *Standards for accessory apartments in conjunction with single-family detached dwellings*. The addition is for the use of our family members or guests and will not create additional traffic, noise, or light impact for our neighbors. Water, sewer, and electricity will be attached to the principal residence without separate metering, just as it would be in an attached addition.

We have carefully designed and sited this addition to conform with the landscaping of our property and indeed, enhance its use. With the approval of this request, we will begin construction on this non-commercial, residential addition.

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